

ITEM#: ORD 08-34
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-21-2006 – Sunset Hills PUD – Phase 1 Amended

SYNOPSIS:

Applicant: Chris Drent
Proposal: Final Plat Approval
Location: 6600 South SR-111
Zoning: R-1-10

BACKGROUND:

Chris Drent, is requesting an amendment to the first phase of the Sunset Hills Subdivision. The purpose for the amended plat is to correct a surveying error.

The Sunset Hills Phase 1 Subdivision was recorded with the Salt Lake County Recorder's Office in October 2007. Subsequent to the recordation of the plat, a problem occurred with the field survey that will require a new plat.

According to the surveyor, the field survey points were rotated from what was shown on the recorded subdivision plat. The rotation was small enough that it went undetected for most of the construction process. As a result, some of the improvements were actually constructed outside the boundary of the plat. The amended plat will now match what was constructed in the field.

Although the error is rather small, it is significant as it relates to the dedication and improvements in 6600 South and Oquirrh Mesa Drive. The full Oquirrh Mesa Drive right-of-way will be dedicated in the constructed location by this plat. The 6600 South right-of-way is projected to be 80 feet. The developer dedicated their portion of 40 feet as part of the subdivision process. Due to the surveying error, the road improvements were constructed approximately 1.3 feet on property outside of the City's boundary.

After discussing the matter with the City Engineering Division and Attorney's Office, a determination was made to allow the existing improvements to remain as long as the full 80-foot right of way would eventually be constructed. The Engineering Division suggested that an access easement be granted in favor of West Valley City so that the existing right-of-way can be used for public access. In addition to the easement, the property owner to the south would be responsible to dedicate the necessary right-of-way to complete the 80-foot requirement upon development of their property.

The City has prepared the access easements for the adjacent property owners to sign. The completed documents will then be recorded along with the plat to ensure that full access can be gained from 6600 South..

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager